

042.A

0007

0078.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

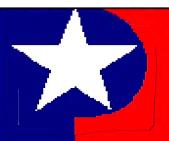
576,500 / 576,500

USE VALUE:

576,500 / 576,500

ASSESSED:

576,500 / 576,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		ALLEN ST, ARLINGTON

OWNERSHIP

Unit #: 78

Owner 1: WANG XIAOXING

Owner 2:

Owner 3:

Street 1: 30 COTTAGE ST

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02420 Type:

PREVIOUS OWNER

Owner 1: KASSIRER SAMUEL R & ARIANE B -

Owner 2: -

Street 1: 78 ALLEN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 970 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7517																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	576,500			576,500		250477
							GIS Ref
							GIS Ref
							Insp Date
							06/01/18

PREVIOUS ASSESSMENT								Parcel ID	042.A-0007-0078.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	576,500	0	.	.	576,500	Year end	12/23/2021	
2021	102	FV	504,200	0	.	.	504,200	Year End Roll	12/10/2020	
2020	102	FV	496,800	0	.	.	496,800	496,800 Year End Roll	12/18/2019	
2019	102	FV	505,600	0	.	.	505,600	505,600 Year End Roll	1/3/2019	
2018	102	FV	447,700	0	.	.	447,700	447,700 Year End Roll	12/20/2017	
2017	102	FV	408,500	0	.	.	408,500	408,500 Year End Roll	1/3/2017	
2016	102	FV	409,800	0	.	.	409,800	409,800 Year End	1/4/2016	
2015	102	FV	378,500	0	.	.	378,500	378,500 Year End Roll	12/11/2014	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
KASSIRER SAMUEL	69487-316		6/23/2017		560,000 No No
MIKLUS ANDREA M	59402-1		6/28/2012		363,950 No No
MULVANEY INGE M	50760-373		2/22/2008	Estate/Div	325,000 No No
SEELEY JOHN LEW	47714-86		6/28/2006		399,900 No No
ELLIS KEVIN J,	41098-053		10/2/2003		390,000 No No

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/24/2012	926	Redo Bas	16,775					FOR FINISHED STORA	12/2/2021	USPS	JO	Jenny O											
6/11/2003	444	Manual	10,000	C				re-model 2 kitchen	6/1/2018	Measured	DGM	D Mann											
									10/7/2017	MEAS&NOTICE	HS	Hanne S											
									9/16/2013	Info Fm Plan	BR	B Rossignol											
									3/29/2012	MLS	EMK	Elen K											
									5/18/2004	External Ins	BR	B Rossignol											

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	A Bath:	Rating:	GLA=970 SFT.																							
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																								
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																								
Foundation: 2 - Conc. Block		OthrFix:	Rating:																										
Frame: 1 - Wood																													
Prime Wall: 1 - Wood Shingle																													
Sec Wall:	%																												
Roof Struct: 2 - Hip																													
Roof Cover: 1 - Asphalt Shgl																													
Color: BLUE																													
View / Desir:																													
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																					
Grade: C - Average		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																									
Year Blt: 1922	Eff Yr Blt:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O													
Alt LUC:	Alt %:	Frl:	Rating:	Other																									
Jurisdct:	Fact: .	WSFlue:	Rating:	Upper																									
Const Mod:													Lvl 2																
Lump Sum Adj:													Lvl 1																
INTERIOR INFORMATION				CONDOS INFORMATION				Lower																					
Avg Ht/FL: STD		Location:		Totals	RMs: 5	BRs: 2	Baths: 1	HB																					
Prim Int Wal 2 - Plaster		Total Units:																											
Sec Int Wall:	%	Floor: 1 - 1st Floor																											
Partition: T - Typical		% Own: 48.000000000																											
Prim Floors: 3 - Hardwood		Name:																											
Sec Floors:	%	DEPRECIATION		REMODELING				RES BREAKDOWN																					
Bsmnt Flr: 12 - Concrete		Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL																					
Subfloor:		Functional:		Interior:	1	5	2	1																					
Bsmnt Gar:		Economic:		Additions:																									
Electric: 3 - Typical		Special:		Kitchen:																									
Insulation: 2 - Typical		Override:		Baths:																									
Int vs Ext: S		CALC SUMMARY		Plumbing:																									
Heat Fuel: 2 - Gas		Basic \$ / SQ: 305.00		Electric:																									
Heat Type: 1 - Forced H/Air		Size Adj.: 1.35000002		Heating:																									
# Heat Sys: 1		Const Adj.: 0.99980003		General:																									
% Heated: 100	% AC: 100	Adj \$ / SQ: 411.668																											
Solar HW: NO	Central Vac: NO	Other Features: 62342																											
% Com Wal	% Sprinkled	Grade Factor: 1.00																											
MOBILE HOME				NBHD Inf: 1.39999998																									
Make: [] Model: [] Serial #: [] Year: [] Color: []				NBHD Mod:																									
SPEC FEATURES/YARD ITEMS				LUC Factor: 1.00																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 042.A-0007-0078.0											
More: N	Total Yard Items:																												
Total Special Features: []												Total: []				IMAGE													
																AssessPro Patriot Properties, Inc													
																													